

Detached ADU Evaluations

Detached ADUs Selections

The detached ADU category was by far the most popular application type received during the course of the Demonstration Program.

As of April, 2003, there are four constructed detached ADUs to evaluate:

- 3255 28th Avenue W
- 2211 Federal Avenue E
- 8540 Interlake Avenue N
- 5420 Kirkwood Place N

One has had its permit issued and is nearing the completion of construction:

- 2216 S Hinds Street

One is in the permitting process:

- 3410 36th Avenue W

Finally, several have yet to apply or have abandoned their projects:

- 102 NW 45th Street
- 4214 S Hudson
- 8836 38th Ave SW
- 933 21st Avenue E

Detached ADU Questions

The original Demonstration Program Ordinance posed a number of questions to be answered by DCLU at the Program's completion. The following questions are specific to the individual Detached ADU projects that were selected. The questions were addressed through a combination of neighbor survey forms, owner/applicant interviews, urban design analysis, project review staff interviews, and review of permit files.

Project-specific questions from the ordinance include:

- What was the cost of construction, whether a new structure or an addition or remodel of an existing structure?

- What do the neighbors think of this type of housing?
- What is the reaction of the residents of the detached ADU in terms of livability of the unit and how it could be improved?
- Was administrative Design Review cost effective for this type of small project?
- Did this project provide a design concept that would likely be applicable and acceptable in other neighborhoods?
- What were the positive results of this project? What were the negative results?
- Were there any unintended consequences that need to be resolved?

Further questions related to the housing type *in general* were also posed (some repeat); these questions are answered in the Detached ADU Project Conclusions section:

- What are appropriate development standards for detached ADUs that "fit" on a single-family lot and within a single-family neighborhood, but still allow the development of a livable unit?
- Is there a minimum lot size that would be appropriate?
- Are ADUs above garages a viable option in terms of cost to construct and fit in single-family neighborhoods?
- What do the neighbors think of this type of housing?
- What is the reaction of the residents of the detached ADU in terms of livability of the unit and how it could be improved?
- Was administrative Design Review cost effective for this type of small project?
- If Design Review is to be used for this type of development, are additional design guidelines needed to address more directly the issues relevant to detached ADUs?
- Are there certain neighborhoods or types of neighborhoods that are more appropriate for this type of housing than others?